

## **DRAFT - Celery Avenue Overlay Standards - DRAFT**

In addition to, and supplemental to, all Land Development/code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as “Celery Avenue Overlay Standards.” Property within the Celery Avenue Corridor listed and described within this Overlay shall be subject to all provisions herein. This Overlay shall apply to any property abutting Celery Avenue right of way that is proposed for development as a subdivision exceeding three lots or a non-residential site plan.

All subdivisions, exceeding a density of one unit per acre shall be required to provide central water and sewer services.

### **Purpose**

The purpose of this part is to insure that the designated Celery Corridor is developed in a manner which:

- a. Insures the roadway is developed into a well landscaped, scenic gateway;
- b. Provides uniform design standards to establish high quality development;
- c. Prevents visual pollution caused by unplanned and uncoordinated uses, building and structures;
- d. Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement;
- e. Maintains and enhances property values;
- f. Preserves natural features to the extent practicable; and
- g. Recognizes and makes allowances for existing and uses and buildings.

### **Corridor defined**

The designated corridor subject to the provisions of this part is Celery Avenue from a point 330 feet west of Brisson Avenue to State Road 415, including all property within 300 feet of the centerline of Celery Avenue. If any part of any parcel abuts the right of way line of Celery Avenue, the entire parcel shall be subject to this part as if the parcel were wholly within the stated corridor width.

### **Buffers**

A twenty foot wide buffer adjacent to post-development right of way line of Celery Avenue is required. No stormwater retention or detention is permitted in the buffer. Utilities are not permitted in the buffer, although they may cross through the buffer.

The buffer may contain landscaping and sidewalks and the five feet furthest from Celery Avenue right of way may contain a screen wall.

Landscaping in the buffer shall include 2 canopy trees (3 inch-caliper) and 4 under story (sub-canopy) trees (1 ½ inch caliper) per 100 linear feet

A six foot high brick wall is required along Celery Avenue for any double frontage lots platted or created after the adoption of this part (brick is the only option)

### **Building Setbacks**

Building residential (principal structure) – 110 feet from the centerline of Celery Avenue

Building residential (accessory) – 90 feet from the centerline of Celery Avenue

Building non-residential (principal structure) – 160 feet from the centerline of Celery Avenue

Building non-residential (accessory) 110 feet

Swimming pools – (110 feet from the centerline of Celery Avenue)

Screen enclosures – (100 feet from the Centerline of Celery Avenue)

### **Building Height**

The maximum building height shall be limited to 35 feet in height on property designated as Low Density Residential.

Building height shall be limited to fifty (50) feet in height on property designated as Mixed Development.

### **Lighting**

**Exterior lighting of nonresidential development shall be as follows:**

Setback from Celery to the nearest light source is 110 feet from the centerline of Celery Avenue.

Maximum height of light fixture shall be 20 feet.

Lighting must be reviewed and approved by P&Z Commission during preliminary subdivision approval.

Security lighting shall be equipped with motion sensors and shall not be lit continuously.

All other lighting restrictions shall be per Seminole County Land Development Code.

### **Street lighting for residential subdivisions:**

Maximum height of fixture is 25 feet.

Lighting style/fixture to be approved by P&Z during preliminary subdivision plan.

#### **Sidewalks and trails in Celery Avenue**

Within the adjacent Celery Avenue right of way, each development shall be required to construct the following pedestrian improvements:

A five feet wide concrete sidewalk (four inches thick, except at vehicle crossings which shall be six inches thick) shall be constructed within the right of way on both sides of Celery Avenue. Each development shall construct the sidewalk segment in the right of way between the Celery Avenue vehicle travel lanes and the development boundaries. In lieu of constructing a sidewalk on the north side of Celery Avenue, a developer may contribute to Seminole County an amount of money equal to the cost of said improvement which shall supplement the cost of constructing a twelve foot wide trail.

#### **Utility lines in Celery Avenue right of way**

All new or relocated utility lines within the corridor shall be constructed and installed beneath the surface of the ground, unless determined otherwise by the Board of County Commissioners.

#### **Signs, subdivision walls and fences**

All freestanding walls, sound barriers, planters, etc...fronting along Celery Avenue shall be of brick construction. Fences shall not be permitted within 100 feet of Celery Avenue centerline unless screened by a six foot tall brick wall.

Except as listed below, all signs shall conform to part 65.

Advertising signs:

1. All signs shall be coordinated with the building design in height, size, materials and color, so as to provide a uniform appearance.
2. No internally illuminated signs (internally lighted means receiving illumination from within the sign), including neon signs, shall be allowed on the exterior of any building. No neon accent or neon highlighting of any building shall be permitted. Exterior lighting sources shall be placed in a burial vault or otherwise screened so as not to create light spillage.
3. The maximum height of a ground signs or free standing sign shall be 12 feet.
4. The supports of the sign shall be enclosed in a solid base that is at least two-thirds the width of the sign. The finish of the base shall be coordinated with the building design, material and color, but in no case shall the base be of metal or plastic finish. Acceptable base finishes are including but not limited to masonry, brick, split-face block, stucco, or wood.

Subdivision signs shall be per part 65.

#### **Bus stops**

Any subdivision (exceeding 25 lots) platted after the date of the adoption of these amendments shall provide within the development design a bus stop location acceptable to Seminole County Public Schools which will enable children to safely wait for school buses.

#### **Neighborhood Parks**

Any subdivision (exceeding 10 lots) shall provide within the development a neighborhood recreation area according to the following standards:

Any subdivision where the majority of the platted lots are less than  $\frac{1}{4}$  acre each in area shall set aside 15 percent the of the net buildable acreage for a neighborhood park..

Any subdivision where the majority of the platted lots are  $\frac{1}{4}$  acre or more in area each shall set aside 5 percent of the net buildable acreage for a neighborhood park.

The location and final design of any neighborhood park shall be determined at the final engineering review phase. Preliminary subdivision plans shall show the location of the proposed neighborhood park.

Property set aside for neighborhood parks shall not include retention areas, lakes or water body surfaces, rights of way, wetland or areas platted as buildable lots.

#### **Exemptions**

All agriculturally zoned lands are exempt from meeting all standards contained in this part except for the burial of utility lines and setbacks.